



Developments Subject to SCC 30.23A Urban Residential Design Standards Submittal Checklist

THE FOLLOWING SUBMITTAL REQUIREMENTS ARE IN ADDITION TO THOSE INDICATED ON THE MINIMUM SUBMITTAL CHECKLIST FOR SPECIFIC DEVELOPMENT APPLICATIONS (REFER TO SPECIFIC DEVELOPMENT APPLICATION CHECKLIST FOR NUMBER OF COPIES REQUIRED).

Project Narrative/Analysis that includes the following:

- _____ Description of how the site plan meets the applicable requirements of SCC 30.2, (pursuant to SCC 30.23A.100(2)(c)) including, but not limited to, SCC 30.23 (Bulk Requirements), SCC 30.23A (Urban Residential Design Standards), SCC 30.24 (Roads and Access), SCC 30.25 (Landscaping) and SCC 30.26 (Parking)
- _____ Analysis of Compatibility Design Standards requirements pursuant to SCC 30.23.030(2) and Table 30.23A.030(2), including a description of compatibility standards incorporated into the project design pursuant to SCC 30.23A.030(3), if applicable.

SITE PLANS: THE FOLLOWING ITEMS SHALL BE INCLUDED ON THE SITE DEVELOPMENT PLAN (IF NOT ALREADY INCLUDED)

General Requirements (SCC 30.23A.100(3))

- _____ Scale, north arrow and date of preparation
- _____ Name address and phone number of plan preparer
- _____ Vicinity map (approx. scale of 1" = 2,000')
- _____ Density calculations pursuant to SCC 30.23A.100(3)(d)
- _____ On-site recreation open space calculations pursuant to SCC 30.23A.100(3)(d)
- _____ Location of proposed on-site recreation open space
- _____ Proposed building envelopes
- _____ Natural drainage courses
- _____ Location of critical areas and buffers
- _____ Location of proposed landscaping buffers

- _____ Location of proposed points of ingress and egress
- _____ Location(s) and width(s) of proposed internal vehicle circulation
- _____ Location(s) and width(s) of pedestrian facilities
- _____ Location of vehicle parking areas, including dimensions of parking stalls and other information required to demonstrate compliance with SCC 30.26
- _____ Existing and proposed topography at intervals of 5 feet or less
- _____ Locations of existing and/or proposed rockeries, retaining walls and fences
- _____ Building setbacks from property lines, public and private rights-of-way, internal vehicle circulations facilities and easements
- _____ Building separation (if applicable)
- _____ For subdivisions and short subdivisions, show locations of proposed lot lines and tracts

Specific requirements for attached single-family dwelling and townhouse developments (SCC 30.23A.050)

- _____ Integrated pedestrian circulation system that connects buildings, common space and parking areas pursuant to SCC 30.24.080 (SCC 30.23A.050(1)(a))
- _____ Building orientation pursuant to SCC 30.23A.070 (SCC 30.23A.050(2))
- _____ Location of five-foot wide maintenance easement for “zero lot line” development, if applicable (SCC 30.23A.050(5)(b))
- _____ Minimum ten-foot building separation for townhouse buildings, if applicable (SCC 30.23A.050(5)(c))

Specific requirements for multi-family dwelling developments (SCC 30.23A.060)

- _____ Integrated pedestrian circulation system that connects buildings, common space and parking areas pursuant to SCC 30.24.080 (SCC 30.23A.060(1))
- _____ If more than one multi-family is proposed, show building arrangement pursuant to SCC 30.23A.060(b)
- _____ Location of parking areas pursuant to SCC 30.23A.060(2)
- _____ Exterior lighting pursuant to SCC 30.23A.060(3)
- _____ Building orientation pursuant to SCC 30.23A.070 (SCC 30.23A.060(4))

BUILDING PLANS: THE FOLLOWING ARCHITECTURAL DESIGN ELEMENTS SHALL BE SHOWN ON THE APPLICABLE BUILDING ELEVATION AND/OR SITE PLANS

Detached Single-Family Dwelling and Duplex Design Standards (SCC 30.23A.040)

Buildings shall incorporate at least two of the following design elements:

- _____ A roof with a shape that is visually distinct from at least 75 percent of the other roofs in the subdivision based on variations in roof forms and pitch, ridgeline height, overhangs, projections and extended eaves.
- _____ A setback from the front lot line that differs by five feet or more from each of the adjacent buildings.
- _____ A porch of at least 60 square feet at the front entry of the building that differs from at least 75 percent of the other porches in the subdivision by 10 percent or more in its dimensions or by its location relative to the garage.
- _____ A primary entrance facing and visible from a public right-of-way, private road, or courtyard that opens up to a public right-of-way or private road.
- _____ Building form and scale that is significantly different from at least 75 percent of the other buildings in the subdivision, where rambler, daylight basement, split level, tri-level, two-story, or three-story are significantly different forms. A difference in building height or width of 20 percent or more is also significantly different.

Buildings shall be visually distinct from at least 75 percent of the other buildings in the subdivision in at least five of the following ways:

- _____ Window size and type, such as single hung, double hung, slider, or awning.
- _____ Window grids or mullions and trim design.
- _____ Bay or bow window with a minimum projection of 12 inches.
- _____ Siding texture, appearance, or color.
- _____ Stone, brick, or other decorative siding material that wraps around the side of the building at a height of at least two feet, and for a distance of at least four feet (minimum of two feet on each side), matching elements of the façade.
- _____ Roofing material and color.
- _____ Roof forms, such as hip, gambrel, mansard, gable, or dormers.
- _____ Primary roof pitch.
- _____ Front door location, material, pattern, or color.
- _____ Use of cantilevers, dormers or other project elements that give the façade a three-dimensional quality.
- _____ Variation in side wall design for houses located on a corner lot.
- _____ Variations in porch design, such as columns, details, or roof.
- _____ Size and location of a stoop of at least 30 square feet at the front entry of the building.

- _____ Design of a stoop of at least 30 square feet at the front entry of the building, considering elements such as columns, details, or roof.
- _____ The front wall forms an angle of at least 30 degrees to a public or private road.
- _____ Upstairs or “Juliet” balcony or other similar architectural features.

At least two of the following design features shall be incorporated into any attached or detached garage facing a public right-of-way, private road, or drive aisle, unless the garage is located at least 20 feet behind the foundation wall of the front of the house with no more than 50 percent of the front of the garage visible from the street.

- _____ Angle the garage by at least 45 degrees to the public right-of-way, private road or drive aisle if it is attached or by 30 to 60 degrees to the public right-of-way, private road or drive aisle if it is detached (Figure 30.23A.040(3)).
- _____ If there is only one garage door, limit the width of the garage door to ten feet.
- _____ If there is more than one garage door, limit the width of each door to no more than ten feet and provide at least a two-foot separation between doors.
- _____ Limit the size of the automobile garage door to 25 percent or less of the area of the façade on which the garage door is located, including the area of upper floors but not including the area of the roof.
- _____ Provide variation in the appearance of the garage door(s) through trim, windows and/or relief.
- _____ Cantilever the top story above the garage by at least 18 inches.
- _____ Provide architectural treatment such as a trellis, subroof, or awning projecting one foot or more beyond garage to de-emphasize garage doors.
- _____ Locate the automobile garage door at least five feet back from the foundation wall of the front of the house, not including uncovered porches and stoops and similar projections.

Attached Single-Family Dwelling and Townhouse Design Standards (SCC 30.23A.050)

Each attached single-family dwelling and townhouse structure shall incorporate variation to any façade of a building that faces a public or private road or drive aisle by incorporating at least three of the following elements:

- _____ Changes in the roofline at intervals not greater than 40 continuous feet in length, such as variations in roof pitch, overhangs, projections and extended eaves;
- _____ Distinctive window patterns that are not repeated within groupings of up to four dwelling units;
- _____ Variations in the setback of the front façade of the building by at least five feet between adjoining dwelling units;
- _____ Step backs on the façade of at least two feet in depth and four feet in width at intervals of not more than 30 feet;
- _____ Diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story);

- _____ Balconies, bays or changes in the wall plane of the front façade of the building;
- _____ Garage door entrance(s) for automobiles located at the side or rear of the building; or
- _____ Other architectural elements that the director determines accomplish the objective of visually dividing the structure into smaller identifiable sections.

Multifamily Design Standards (SCC 30.23A.060)

When a multifamily building has shared entryways, the building entrances shall incorporate a canopy, awning or other architectural element that provides pedestrians protection from the weather.

Each multifamily building shall incorporate variation to any façade of a building that faces a public or private right-of-way by incorporating at least three of the following elements:

- _____ Incorporate changes in the roofline at intervals not greater than 40 continuous feet in length, such as variations in roof pitch, dormers, overhangs, projections and extended eaves;
- _____ Provide distinctive window patterns that are not repeated within groupings of up to six dwelling units;
- _____ Include balconies, bay windows, cornices, covered porches or other changes in the façade of the building;
- _____ Set back balconies and other architectural elements on the upper floors of multi-story buildings;
- _____ Incorporate diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story);
- _____ Provide variations in the setback of the building from the front lot line by at least five feet at horizontal intervals of 40 feet or less; or
- _____ Provide other architectural elements that the director determines accomplish the objective of visually dividing the structure into smaller identifiable sections.

The architectural design elements shall be implemented pursuant to the Snohomish County Residential Design Manual to the extent that they are covered in the Snohomish County Residential Design Manual, provided that in the event of a conflict between the Snohomish County Residential Design Manual and Title 30 SCC, the code shall take precedence.